



# **The Lavaca Neighborhood Design Guidelines**

**San Antonio, Texas**

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<b>Table Of Contents</b>		<b>Page</b>
<b>I.</b>	<b>INTRODUCTION</b>	
	History of the Lavaca Neighborhood	1
	Map	3
	Neighborhood and Building Characteristics	4
	Secretary of the Interior's Standards for Rehabilitation	7
	Advisory Council Policy Statement	8
	Purpose and Rehabilitation Options	10
	Planning Process - Analysis and Evaluation of Buildings	12
<b>II.</b>	<b>EXTERIOR REHABILITATION</b>	
	Site Conditions	14
	Foundations and Skirting	15
	Exterior Wall Surfaces	17
	Historic Wood Windows	20
	Historic Porches	21
	Exterior Doors and Entrances	22
	Roofs and Roof Details	23
	Roof Edges and Gable Ends	24
<b>III.</b>	<b>INTERIOR REHABILITATION</b>	
	Interior Features of Significance	25
	Historic Floors	26
	Interior Walls and Ceilings	27
	Interior Millwork	28
	Unique Interior Details	29
<b>IV.</b>	<b>APPENDIX</b>	
	Lead Paint Abatement	31
	Glossary	33
	Federal Tax Incentive Program	37
	Section 106 Review	38
	City Enforcement and Jurisdiction	40
	Resources	41
	Preservation Briefs	42

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## **Introduction**



*Early houses were constructed of soft local stone.*

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## History of the Lavaca Neighborhood

The Lavaca Neighborhood is one of the oldest remaining residential areas in San Antonio. The neighborhood is generally bounded on the north by Durango Street, on the south includes the property facing Carolina Street, on the east by IH-37, and on the west by South Alamo and South St. Mary's Streets. The Lavaca area is defined by its small 19th century vernacular houses built primarily by working class families beginning in the early 1870s. This was approximately the same time that affluent San Antonians were building much larger homes several blocks away in the King William neighborhood. The neighborhood's original residents included carpenters, stonemasons, shopkeepers, clerks, tailors, bartenders, teamsters and butchers.

The area was originally part of the Labor de Afuera, the farmlands of Mission San Antonio de Valero (the Alamo) which were watered by the Acequia Madre, an irrigation ditch built by the Spanish in the 18th century. The mission lands were subdivided into suertes (arbitrary division of land based on a lottery system) in the early 19th century, and the property was owned by individuals. By the middle 19th century, land speculators including Thomas J. Devine and Sam Maverick had purchased large tracts in the Lavaca area.

When the Augustus Koch Bird's Eye View map of San Antonio was published in 1873, development in the Lavaca neighborhood was well underway, with construction along Lavaca and Barrera Streets. The later 1886 Bird's Eye View map documents further development in the area. Subdivisions of land made in 1877 on Barrera and Camargo Streets, and in 1888 on Callaghan Avenue, indicate the area's ongoing development. In the 1890s, Robert and Sarah Eager and William Leigh subdivided land south of Callaghan Avenue and along Leigh Street. Along the western boundary of the neighborhood on South Alamo Street, a firehouse, meat markets and beer gardens stood alongside residences. In the early 20th century, 1 and 2-story commercial buildings were constructed.

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The first City Directory for San Antonio was published in 1877, and at that time, Lavaca Street residents included families with German, Polish, and Hispanic surnames. Of those listed, Germans were by far the predominant group. African Americans also resided in the area, primarily at the eastern end of the neighborhood that came to be known as *Baptist Settlement*, named for the New Light and Mount Zion Baptist churches, both founded there. In 1941 the housing in that portion of the neighborhood was razed for construction of the Victoria Courts public housing project.

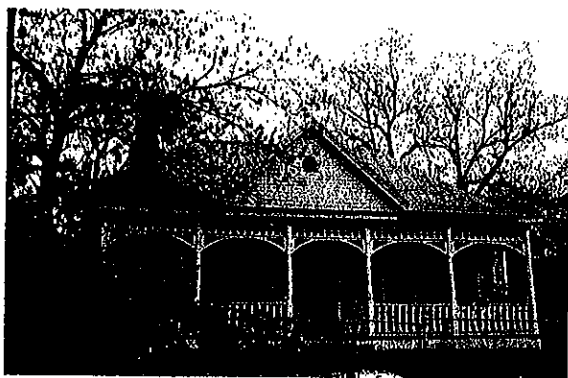


*This simple frame structure is found in the eastern portion of the neighborhood.*





*One and two-story houses of stone and wood frame line the streets of Lavaca.*



*Many of the roofs are covered in standing seam metal.*



*Dormers are common roof features.*

## **The Lavaca Neighborhood - Neighborhood and Building Characteristics**

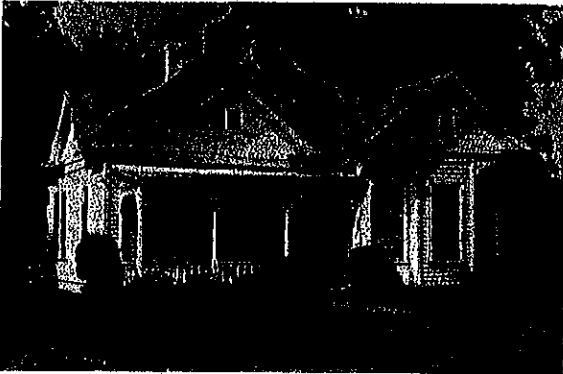
The majority of houses in the Lavaca Neighborhood were built from the early 1870s through the first quarter of the 20<sup>th</sup> century. Houses are primarily 1-story with some 2-story buildings interspersed and range from the very simple to the highly detailed. Notable styles include the vernacular stone or caliche block cottage, Victorian cottage, 2-story Victorian, Craftsman and a few of Neoclassical origin. While each style has its own unique characteristics, there are certain features which generally need to be recognized and maintained. The character defining elements include:

- Roof pitch and shape - generally, roof pitches are 8 inches in rise and 12 inches in run, or steeper, with many front facing gables and combination hip roofs.
- Roof material - Many roofs are covered with metal, whether standing seam, pressed shingle or V-Crimp. Some of the metal is installed over wood shingle. Some composition shingle roofing has replaced various materials such as wood shingle or standing seam metal.
- Roof edge/soffit, details, brackets - exposed rafter ends are found on craftsman and bungalow styles and boxed eaves are seen on Victorian cottages, many with brackets and decorative bargeboards, but the stone cottages generally have no overhang.
- Dormers, windows, vents, shingles - These features add to the character, with scale and details at the roof level, and distinction of period and style.
- Siding materials, drop siding, shingles, plaster - the predominance of drop siding and shingles on frame structures breaks down the scale of the facade and provides shadows to accentuate the detail of the house. Plaster over soft limestone is a common material used in houses of the late 1800s.
- Window proportions, materials, trims and surrounds - the vertical orientation and proportions of the windows and their corresponding trims and details add to the character of the neighborhood.





*Porches frequently span the full front facade with columns, brackets and railings.*



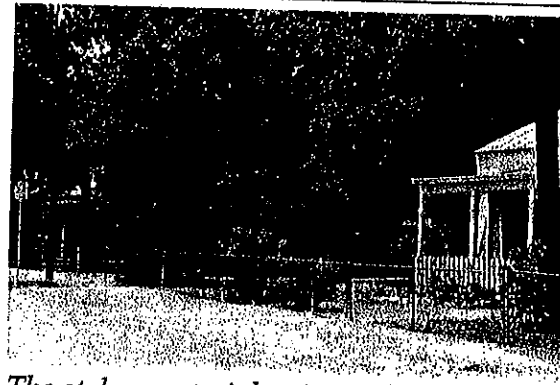
*Front facing gables and porches establish a presence on the street.*



- Decorative screens for windows or doors - Some of the windows are further defined by the use of decorative wood screens, again adding a sense of scale to the houses.
- Porches, columns, capitals, bases, brackets and railings - The many porch styles add to the variety and character of the details which enhance each facade in the neighborhood. Porches are generally used as an extension of the living room.
- Steps - Almost all houses are elevated above grade and require the use of steps to access the porches. These steps and corresponding hand rails add to the overall character of the house and neighborhood.
- Gable end treatments, shingles, windows, vents - A predominance of front facing gables offers other character defining elements such as decorative shingles, attic vents and windows, often with detail.
- Chimneys, number and detail - Multiple chimneys, usually brick, are characteristic of the houses in this and other older neighborhoods. Frequently the chimneys have corbeled caps.

There are also certain characteristics which must be recognized as important to the overall streetscape:

- Set back from street and orientation to street
- Height of the building in relationship to street and surrounding structures
- Configuration and massing
- Composition of facade elements
- Height of entry or porch to street level
- Driveway access, front or rear
- Out buildings
- Landscape features such as planting, sidewalks, fences and grottos



*The styles, materials, size and periods of construction vary in the Lavaca Neighborhood.*



While the exterior is noticeably different in style and material, the interiors have similar and notable characteristics which should be retained, especially in the more public spaces inside a residence are:

- Wood Floors
- Baseboards and Trim
- Special Ceiling and Wall Finishes
- Staircases
- Fireplaces
- Notable Built-in Features and Woodwork

*Income producing properties in a National Register historic district may be eligible for a 20% federal income tax credit on rehabilitation costs if the work is in conformance with the Secretary's Standards.*

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### **The Secretary of the Interior's Standards For Rehabilitation and Guidelines for Rehabilitating Historic Buildings**

The U.S. Department of the Interior developed ten national standards which address the rehabilitation of historic buildings. The standards describe appropriate preservation treatments. The Standards recommend ongoing maintenance and protection of historic properties to minimize the need for more substantial repairs and, recommend repair over replacement of historic features.

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, space, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*In issuing this policy statement, the Council seeks to promote a new, flexible approach toward affordable housing and historic preservation which is embodied in the following Principles for Implementation.*

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## **Advisory Council on Historic Preservation Policy Statement:**

### **Affordable Housing and Historic Preservation**

#### **Principles for Implementation**

##### **I. Emphasize consensus-building**

Section 106 reviews for affordable housing projects should emphasize the interests, desires, and values of affected communities, neighborhoods, and residents.

##### **II. Elicit local views**

Identification of historic properties should include discussions with the local community and neighborhood residents to ensure that their views receive full consideration.

##### **III. Focus on the broader community**

When assessing the effects of affordable housing projects, focus on the overall preservation potentials of the broader community, neighborhood, or "target area."

##### **IV. Adhere to Secretary's *Standards* when feasible**

Rehabilitation and abatement of hazardous conditions associated with affordable housing projects should adhere to the recommended approaches of the Secretary of the Interior's *Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*.

##### **V. Include adequate background documentation**

Proposals for non-emergency demolition of historic properties should demonstrate that rehabilitation is not economically or structurally feasible, or that retention would jeopardize the implementation of an affordable housing project.

##### **VI. Emphasize exterior treatments**

The Section 106 review process for affordable housing rehabilitation projects and abatement of hazardous conditions should emphasize the treatment of exteriors and be limited to significant interior features and spaces.

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VII. Coordinate with other reviews

Where appropriate, Section 106 reviews for affordable housing projects should be conducted in conjunction with the Historic Rehabilitation Tax Credits and other State and local reviews to ensure consistency of reviews and to minimize delays.

VIII. Avoid archeological investigation

Archeological investigations should not be required for affordable housing projects which are limited to rehabilitation and require minimal ground disturbance.

IX. Develop programmatic approaches

State, county and local governments are encouraged to develop Programmatic Agreements that promote creative solutions to implement affordable housing projects and to streamline Section 106 reviews.

X. Empower local officials

Certified local governments that employ qualified preservation professionals, should be allowed to conduct Section 106 reviews on behalf of the Council and/or the SHPO for affordable housing projects when the local government has executed a Programmatic Agreement with the Council and SHPO.

*The goal is an affordable rehabilitated house that contributes to the unique character of the Lavaca Neighborhood.*



*This house has unique features which should be preserved as rehabilitation takes place.*

## **Purpose Of The Design Guidelines**

The goal of the Lavaca Neighborhood Guidelines is to promote use of historic properties for affordable housing. It is intended to encourage the preservation of the character defining elements and unique features of housing in this inner city neighborhood without sacrificing affordability. These Guidelines will be used by the City of San Antonio's Housing and Community Development Office to plan the rehabilitation of Lavaca Neighborhood houses through its federally assisted affordable housing rehabilitation programs. Rehabilitation projects that conform with these Guidelines will be exempted from review typically conducted by the State Historic Preservation Officer (Texas Historical Commission) as mandated by the National Historic Preservation Act of 1966. Voluntary use of the Guidelines is encouraged for property owners in the maintenance and renovation of their properties.

These guidelines and recommendations are intended to focus on maintaining the character of the street facades with less emphasis on secondary elevations and interiors. Rehabilitation is often the least costly option. The condition of individual elements on each house will often determine the actual repair or replacement option and the end cost of repair.

Some of the recommendations outlined in this report are a direct response to the proposed HUD regulations for the abatement of lead-based paint. These pending regulations require the inclusion of alternatives which may not be sympathetic to traditional approaches to the preservation of historic building fabric and may not retain those characteristics which define the Lavaca neighborhood. However, deteriorated lead paint surfaces and lead paint dust should be treated carefully to produce a safe environment, especially if children under the age of six will be living in the house. The Appendix provides important information on how to address with lead paint hazards.

The options for repair or replacement outlined in these guidelines are numbered with the following relationship to condition:

- 
- Option #1 recommends the retention and repair of original materials and is consistent with historic preservation practices. This option is recommended for portions of the house which are visible from the street and, if altered, would have a negative impact on the overall character of the neighborhood.
  - Option #2 recommends replacement in kind and would be used when the original architectural element is missing or too badly damaged for repair.
  - Option #3 allows replacement with alternative materials, thus changing to some extent the character of the original structure. Option #3 may be considered if Option #2 proves prohibitive in cost or if necessary to respond to lead-based paint hazards. Option #3 should be reviewed carefully with regard to the character of the structure and the neighborhood.

In some cases, utilizing Option #3 may not meet the Secretary of the Interior's Standards for Rehabilitation and therefore the project may not qualify for federal income tax credits as a certified rehabilitation. The City of San Antonio encourages preservation through an Ad Valorem Tax Exemption for buildings that have been substantially rehabilitated and meet the Standards. This exemption freezes City taxes on a property at a pre-rehabilitation value for a period of years.

**It should also be noted that Option #3 may not be the least expensive alternative.**

Through the use of options, the Owner has an opportunity, when planning the rehabilitation of the house, to weigh several different objectives including historic character, energy efficiency, maintenance costs, security and environmental hazards abatement.

The selection of Options 1 through 3 should be based primarily on the budget and condition of the specific building elements. The total scope of work and choice of options for each element should be viewed as a creative process involving the homeowner, contractor and City Historic Preservation review staff.

The goal of the design guidelines is to allow an affordable rehabilitation of a house that contributes to the unique character of the Lavaca Neighborhood.



*Evaluate the existing condition and the extent of work required for the rehabilitation.*



*Retain as much of the original detail as possible.*



*Identify the character defining features.*

## Planning Process - Analysis and Evaluation of Buildings

An evaluation of the existing structure is necessary to establish the actual extent of work required. Each project presents its unique problems and outlines a different set of options and scope of work. It should be noted that retaining as much of the original building material and detailing is the goal, but at the same time the rehabilitation needs to be affordable. If there is a way to retain the original design intent at a comparable cost, this is the optimum solution. Part of the decisions of what, how much, and with what material will become evident as the condition of each element is determined. This evaluation should include the extent of lead paint encapsulation or abatement required for each house. Required treatment will be subject to change as HUD's regulations are finalized and implemented.

### Evaluation Process

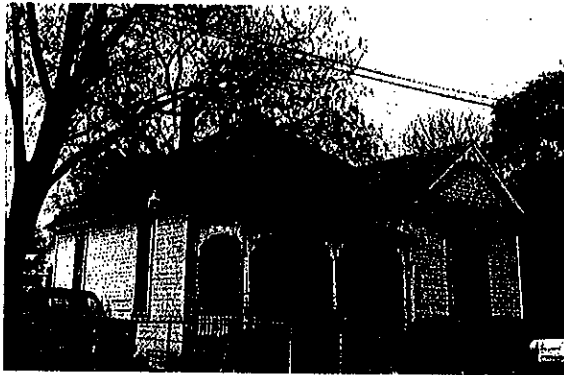
**First**, it is important to identify the "character defining" features of the historic building and relate their importance to the overall character of the street and the house. Refer to the previous section titled Neighborhood and Building Characteristics to help identify those features. Rehabilitation options chosen should reflect, in part, the location of the specific element. Prioritize the features with relationship to the street. Where practical, Options #1 and #2 are preferred for exterior elements that are visible to the street.

**Second**, review the Options outlined for each feature:

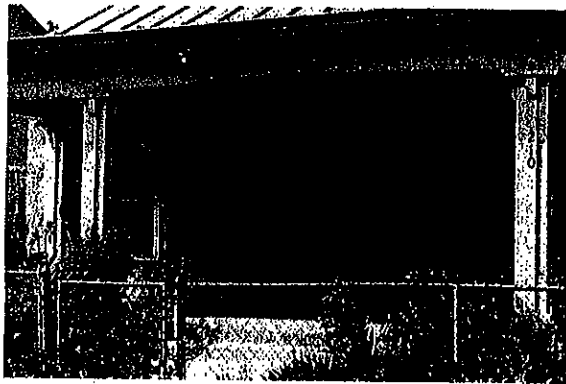
1. Retain and repair the original material or features.
2. Replace the original feature with new material to match the original in dimension, profile, and where possible, material.
3. Replace the original material with a substitute material or simpler design as recommended in each of the following sections.

**Third**, develop the overall scope of work by determining the quantity of each feature that must be repaired or replaced to establish what has to be done. Remember! Preservation is usually cheaper. If one window is beyond repair there is no need to replace all windows in the house; if there is a roof leak in one part of a standing seam metal roof, you may be able to repair the leak, without replacing the roof.





*Repair or replace only those features which must be replaced.*



*The stone on the front of this house is being restored through a grant from the San Antonio Conservation Society.*

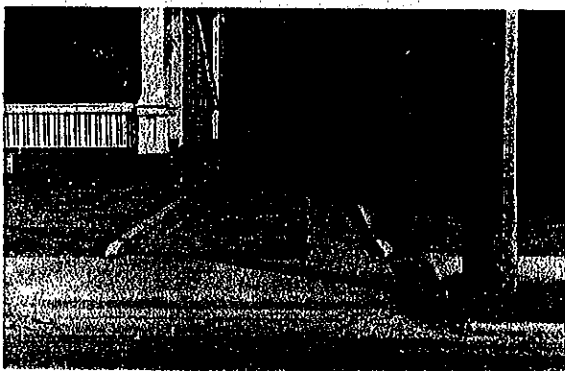
Last, add up the overall cost to determine whether it is within your budget. If not, revisit step three.

If compromises must be made with regard to budget and existing conditions, replace those features and facades which are the most visible from the street and have the most impact on the streetscape. For example, retaining the front porch is more important than retaining the wood siding on the rear elevation. Consider utilizing Option #1 on the street facade and use a substitute or alternative approach at the sides and rear.

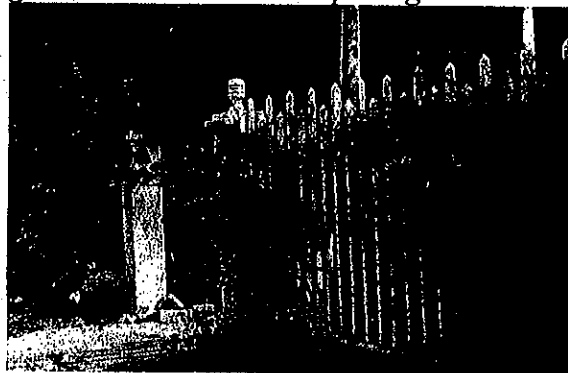
It should be noted that there may be opportunities for limited financial assistance through loan and grant programs. The San Antonio Conservation Society has two limited funding programs available for the restoration of historic buildings. They are the Community Grant Program and the Revolving Fund Loan Program. The Division of Architecture of the Texas Historical Commission administers the Texas Preservation Trust Fund Program which awards grants for projects which meet certain preservation criteria. Please contact these agencies for more information. Their addresses and telephone numbers are listed in the Resources section of the Appendix

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## **Exterior Rehabilitation**



*This concrete tire path driveway is a good alternative to solid paving.*



*Wood picket fences should be restored.*



*Garden loop wire fence is a preferred alternative to chain link fencing.*

## Rehabilitation of Historic Site Conditions

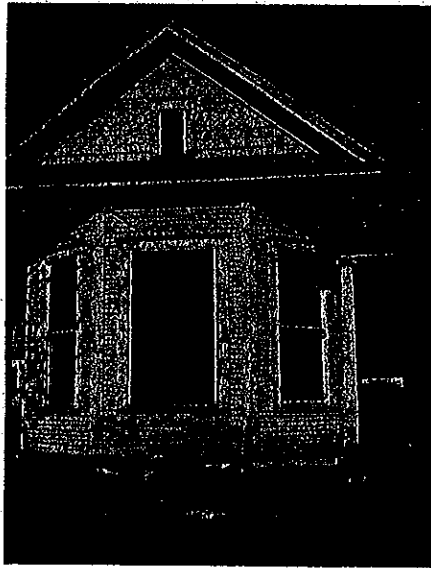
The Lavaca Neighborhood is typically flat land with small lots. The houses are close to the street without many site improvements, such as landscaping, fencing, driveways, and sidewalks. Some streets are very narrow and driveways are understated if they exist. Rear alley access is sometimes provided for cars. Front access driveways frequently had concrete strips, ribbons or tire paths. Tire paths or ribbons are recommended as an alternative to dirt or a completely solid surface on the driveway area and is less expensive than a solid concrete driveway. Other acceptable applications would be the installation of a hard edge, such as metal, filled with decomposed granite, pea gravel or asphalt.

Front yards are often fenced, some with wood picket and others with chain link. If wood fences exist they should be maintained and repaired. Chain link fence is not a historically appropriate fencing material for Lavaca. A garden loop wire or welded "hog wire" is a more appropriate fencing material than chain link, especially for front yards. Please note that the maximum height fence allowed by local code for a front yard is four feet.

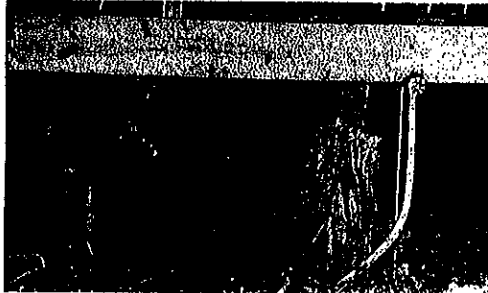
Most sidewalks are not elaborate but some may flair out at the porch and some of the walks are scored with a diamond patterned. These features should be maintained.

## Options

1. Retain and repair as necessary any deteriorated historic original site materials and features.
2. If historic driveway ribbons, sidewalks or original fencing are deteriorated beyond repair, replace with new material to match the existing in scale and detail.
3. If repair or replacement is cost prohibitive, or if a feature no longer exists, the alternative materials listed above are considered appropriate. Consider installing the alternative material if located in a less visible location on the property.



*Cedar post foundations are common to wood frame structures.*



*Pier and beam construction can be repaired with new wood members.*



*Lattice skirts allow for ventilation.*

## Rehabilitation of Foundations and Skirting

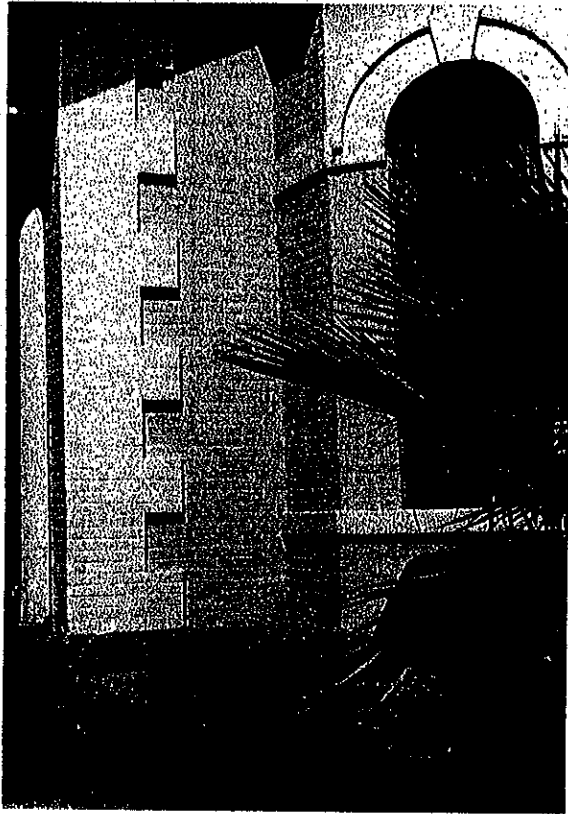
The majority of houses in the Lavaca Neighborhood are of frame construction with foundations consisting of cedar posts set into the ground. This type of construction raises the house above the ground and the space between house and ground is closed in with a wood "skirt". The posts have a tendency to fail over time causing the house to shift. The skirts also deteriorate over time. The best method to repair the foundation is to install new posts of cedar or chemically treated wood. This allows for leveling of floors and the addition of extra supports if needed.

There are, however, a number of masonry structures with masonry perimeter beams. The brick masonry structures have brick perimeter beams and interior supports similar to the pier and beam construction with interior posts of cedar, brick or stone. The most unique foundation is found on the soft limestone or caliche block houses. With this type of construction, all walls are load bearing, meaning the stone wall continues into the ground. Therefore there are perimeter stone beams as well as interior stone beams. Both stone and brick foundations may have deteriorated mortar and may require repointing. It is imperative to use mortar which is softer than the masonry. Ideally the replacement mortar will match the original in color and composition.

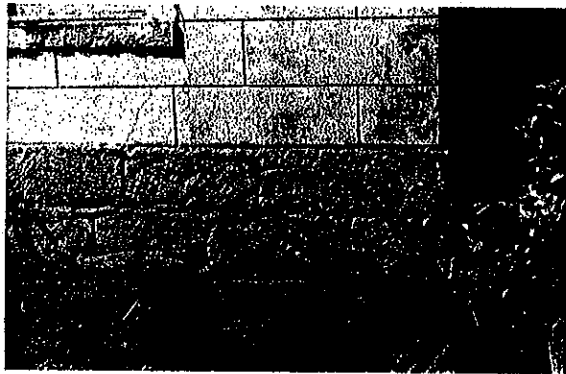
The skirting has a major visual impact on the structure. It transitions the structure to the ground and may have been lattice of a distinctive vertical and horizontal pattern. Ideally, the skirting should be maintained if possible or remade to match the original in design and material. Chemically treated 2x4's can be ripped into thin strips and used to create a new durable lattice. If the skirting must be replaced and there is a concern with wood rot, consider PVC lattice as a durable alternative to maintain historic appearance. Skirts of solid materials such as cement board siding or stucco are discouraged as a first choice because it changes the historic appearance and does not provide the essential ventilation of pier and beam foundations.

## Options for the Rehabilitation of Cedar Posts and Skirting

1. Retain and repair deteriorated historic materials which can be seen from the street, for example, skirting. Replace deteriorated cedar posts and install new cedar posts as necessary for proper support.



*Stone perimeter beams or foundations last well over a hundred years if well maintained.*



*Repoint deteriorated masonry.*

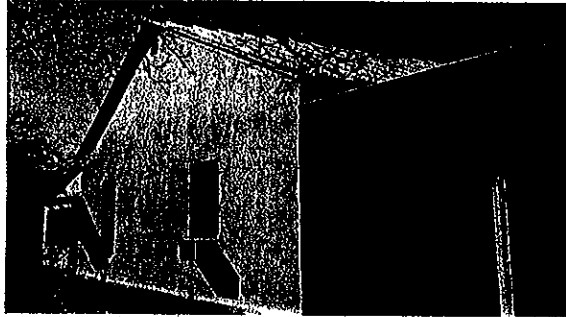
2. If the skirting is missing or deteriorated beyond repair, remove deteriorated material and replace in kind to match the original appearance.
3. If repair or replacement is cost prohibitive, consider replacing skirt with a substitute material such as cement board siding which is properly ventilated. Consider installing a stucco skirt only on the side and rear facades.

### **Options for the Rehabilitation of Masonry Foundations**

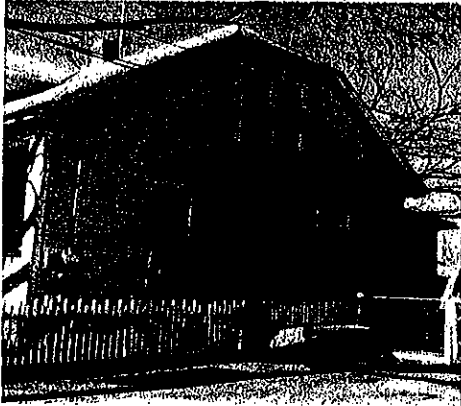
1. Retain and repair deteriorated masonry in the foundation on all sides of the building. Replace deteriorated mortar to match original in color and composition.
2. If the masonry or mortar is deteriorated, replace mortar, stone or brick to match original. The mortar should include sand which matches the color of existing sand, white portland cement and at least as much lime as cement.
3. If repair or replacement is cost prohibitive, remove deteriorated material and replace old stone or brick with new or salvaged stone or brick to match as closely as possible in color and proportion. If the stone was originally covered with a soft plaster, reapply a soft lime plaster to the surface of the stone. If the foundation is not visible from the street and is badly deteriorated, consider installing an alternative material such as concrete block. Re-plaster foundation if previously plastered.



*Many houses have horizontal wood siding.*



*Portland cement plaster or stucco damages the stone underneath it.*



*Deteriorated paint on wood siding should be properly removed during rehabilitation. The siding can then be primed and repainted for added life.*

## Rehabilitation of Exterior Wall Surfaces

Stucco, limestone, painted brick, board and batten and numerous profiles of horizontal wood siding cover the houses of Lavaca. The majority of the frame houses retain their original siding but a few of the houses have been covered with synthetic sidings such as asphalt, asbestos, vinyl or aluminum and occasionally, stucco. It is important to retain the original siding and its dimension, profile, and shadow lines. Most of the siding profiles are still manufactured and available locally. These should be used for repairs or, if the dimension varies, original material might be relocated to the primary facades and new material installed on less prominent facades. Many of the wood sidings have been on the houses for one hundred years and may well last another hundred if properly maintained and painted.

For the integrity of the neighborhood and the house itself, it is not recommended that any synthetic siding be installed over existing wood siding. This not only changes the appearance of the house but may also cause deterioration of the historic material which it covers. Additionally, synthetic sidings often conceal many of the original details. **However**, the abatement of deteriorated lead base paint may change the current thinking on the installation of these sidings. This will depend on the final regulations issued by HUD and in effect in 1998.

Limestone and caliche block houses in Lavaca were historically covered with a soft lime plaster to protect the soft stone from deterioration. Some of these houses have been covered with a modern portland cement plaster which is detrimental to the stone. This portland cement plaster should be removed and replaced with soft lime plaster if applied over caliche. The harder limestone structures may not require the plaster coating.

## Options for the Rehabilitation of Wood Siding

1. Retain and repair existing wood siding and trim. Remove any non-original siding material and repair the underlying original siding. Reinstall trim of matching profile and dimension if missing or damaged.
2. If parts of the original siding and trim are deteriorated beyond repair or if trim is missing, replace with new wood to match in dimension and profile.



*This existing synthetic siding could be removed and the wood siding beneath it could be restored.*



*Painted brick surfaces can be cleaned and missing brick replaced to restore the wall.*



*Brick wall surfaces should have deteriorated mortar replaced to keep moisture from entering the wall.*

3. If portions of the original siding are deteriorated beyond repair, consider installing non-matching siding on the less prominent facades. Salvaged original siding should be reinstalled on the more visible sides of the house. Alternative siding should have the same basic profile as the original and may include newly milled wood, cement board siding with no "wood grain", or other composite board siding, again without "wood grain".

### **Options for Houses with Existing Synthetic Siding**

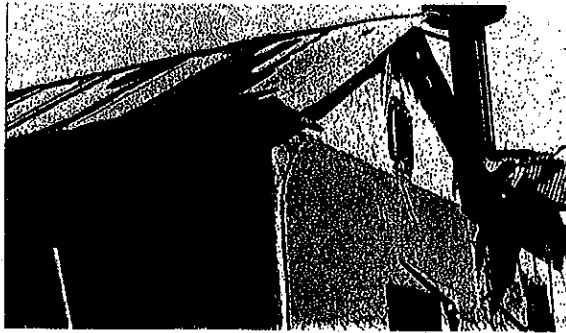
1. Remove existing synthetic siding and repair original siding and trim underneath.
2. If existing synthetic siding is in good repair and does not obliterate all original detail, consider retaining the synthetic siding. If original detail is concealed by the synthetic material, consider removing that material which covers the detail or reinstall trim and detail that has been removed. For example, reinstall corner boards that were removed when asbestos siding was installed.
3. If the synthetic siding is badly damaged or it is cost prohibitive to restore the original siding, consider removing the siding and replacing it with an alternative material of the same dimension and profile. Alternative sidings might include such products as cement board siding, or other board siding, etc.

### **Options for the Rehabilitation of Painted Brick Wall Surfaces**

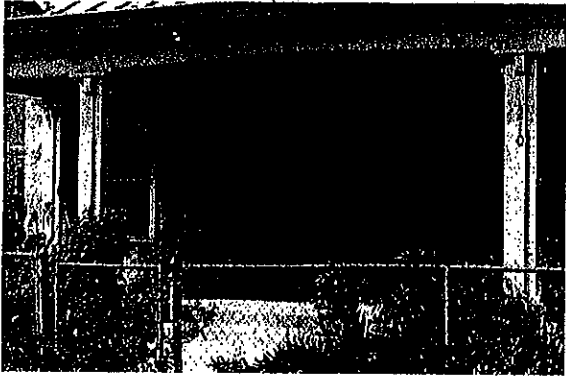
1. Retain and repair the original brick of the house including all detailing. Clean paint from brick using the gentlest means possible, such as low pressure water wash or chemical stripper. Replace mortar to match the original in composition, color, and profile. Replace any missing or damaged brick with salvaged brick of the same color and proportion.
2. If painted surfaces are in basically sound condition and it is cost prohibitive to remove existing paint, consider making any necessary repairs or repointing of the masonry wall and repaint with a breathable latex paint.

### **Options for the Rehabilitation of Stone and Stucco Wall Surfaces**

1. Retain and repair deteriorated stone and mortar. Remove any non-original mortar and cement plaster from the wall. Replace mortar to match original in composition, color and profile. If the majority of the building is plastered and/or the stone is soft limestone or caliche, reinstall a soft lime plaster over the stone.



*Deteriorated stone can be replaced and new mortar installed.*



*The soft caliche stone should be covered with a soft lime plaster to protect it.*

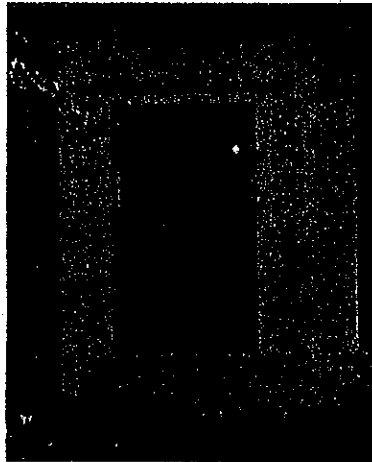


*This limestone house requires no plaster coating.*

2. If portions of the stone are deteriorated, remove damaged areas and replace with stone to match in color, texture and size. If only the face of the stone is damaged, consider removing the deteriorated face and installing a soap or shallow stone face to the stone. Replace mortar as necessary, matching original in composition, color and profile.



*Windows are a very significant character defining feature.*



*The multiple pieces of glass in a single sash are important to the character of this house.*



*This 6 over 6 true divided light sash is important to the period of the house.*

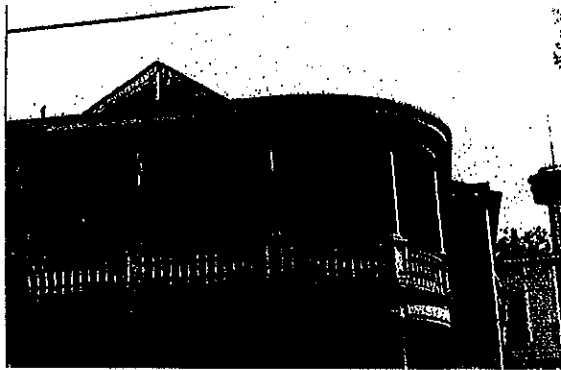
## Rehabilitation of Historic Wood Windows

The windows of the Lavaca Neighborhood houses are the traditional wood, double hung, rope and pulley system. Many of the houses have a simple one over one configuration while others have the multiple pieces of glass in a single window sash. They play an important role in the character definition of the houses and the overall neighborhood. These windows should be retained and maintained if at all possible. Proper fit, weather stripping the sash, new glazing compound, and sealant around window frames at siding improves the energy efficiency of these windows substantially. It is most often not necessary to replace an entire window if only a portion is in need of repair. If a portion of the window is beyond repair, consider replacing the deteriorated portion only. If windows are missing or if frames are deteriorated beyond repair, then their replacement should have the same basic dimension and profile as the original. If a divided light sash must be replaced and a true divided light sash is too costly to reproduce, a simple light sash may be installed. No "snap-in" mullions or imitation dividers should be installed. Aluminum windows are not considered an option, except in existing additions that appear as additions. It has also been demonstrated that a well maintained wood window outlasts and outperforms an aluminum window in terms of lifespan and energy efficiency.

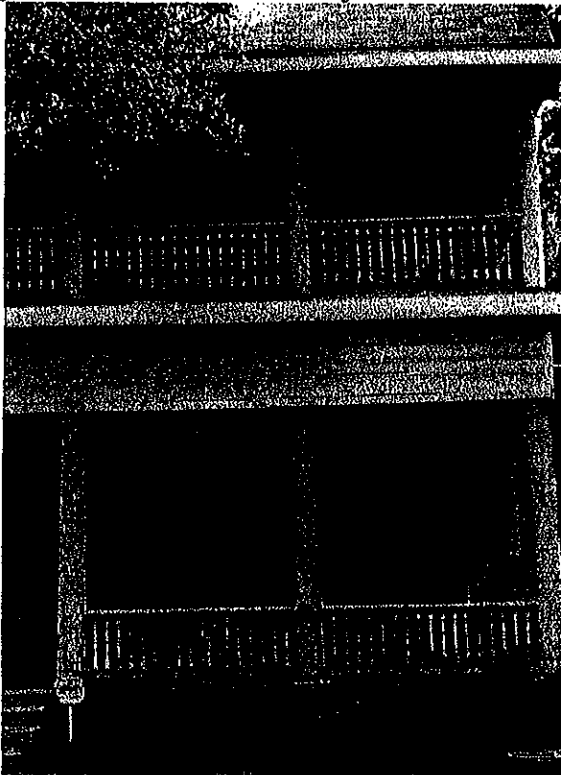
If the presence of lead paint, especially on the friction surface of the window, is the reason for window replacement, eliminate the friction surface by installing vinyl jamb liners and replacing the moveable bottom sash only. There will be more discussion regarding the influence of lead paint and the restoration of wood windows within the next two years as federal regulations are defined and put into place.

## Options for Historic Wood Windows

1. Retain and repair all original window sash and frames.
2. If all or portions of the window are deteriorated beyond repair, replace the window or the deteriorated components with wood of the same dimension and profile.
3. If repair or replacement with an exact match is cost prohibitive, then consider replacing the deteriorated window with a compatible replacement. Generally, not all windows in a house will need to be replaced. Replace only those windows which are absolutely necessary.



*Porches are the most prominent feature on all the houses of Lavaca.*



*Retain and repair turned wood railings, columns and porch deck.*

## Historic Porches

The most prominent feature in Lavaca Neighborhood houses is the front porch, which is used as an extension of the living space and contributes to the character of the street and the neighborhood. While most of the porches are elevated above grade, some of the older structures are at grade. This is especially true of the stone structures. Many of the porches have been altered and original columns removed and replaced with fabricated metal or other inappropriate material and design, but the majority of the porches retain their character from elaborate gingerbread to bungalow brackets. Wood porch floors and column bases are usually the first things to fail on historic porches, but porch boards can be replaced with chemically treated boards of the same or similar dimension. Chemically treated No.1 yellow pine which has been back painted and properly primed works well. Frequently, the wood front steps and porch floor have been replaced with concrete. While the installation of concrete does eliminate some of the maintenance, it may also change the character of the house. At no time should the porch elevation be lowered to grade and the steps reconfigured.

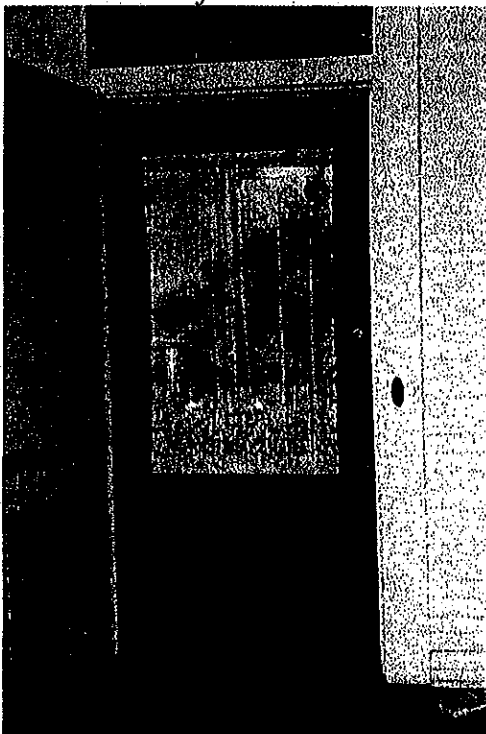
Many of the materials can be salvaged and repairs completed with the use of epoxy patching material, thus eliminating the replacement of original materials. If porches have been drastically altered, or if there is no clear idea of what was originally in place, they can be sympathetically redesigned. It is important that the overall character of the details be retained, even when incorporating a simpler replacement.

## Options

1. Retain original material and repair to original configuration including porch floor, columns, railings and steps.
2. If all of the original material is missing or if part of the original is too badly deteriorated to repair, remove deteriorated materials and replace with new materials to match the profile of the original.
3. If repair or replacement is cost prohibitive, or if the feature no longer exists, consider replacing the original with an alternative design which retains the overall character of the porch design and details. For example, if turned wood spindles are too expensive, use simple square pickets.



*This detailed arched entrance with transom and side lights is important to the character of this house.*



*This is a typical historic front door with the upper glass panel, wood screen door and transom.*

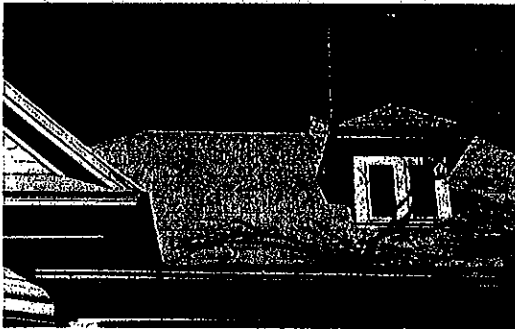
## Rehabilitation of Exterior Doors and Entrances

The houses of Lavaca have a wide range of entry treatments corresponding to the variety of housing styles. Even the simplest of houses have a well defined entry. Many of the houses have multiple entrances and most house have transoms, frequently with side lights. Historic front doors usually have glass upper panels and should be repaired if at all possible. In cases where doors are damaged beyond repair or are completely missing, a salvaged door may be appropriate. A new entry with a simple but compatible design may be an acceptable solution. Another important feature is the wooden screen door, often with decorative inserts which is present on most houses. Screen doors should be repaired when possible or replaced with new wooden screen doors which have wider stiles and rails than their contemporary aluminum counterparts. If a full panel aluminum storm/screen door is the only affordable solution, a baked-on painted finish is more appropriate than a shiny aluminum "mill" finish.

It is important to maintain the multiple components of the entry doors, including glass panel doors, transoms, sidelights and screen doors. Transoms have often been boarded up rather than repaired. In the case where synthetic siding has been installed the transoms are frequently covered over. Covering a transom distorts the strong vertical proportions of the windows and doors.

### Options for the Rehabilitation of Entrances and Front doors

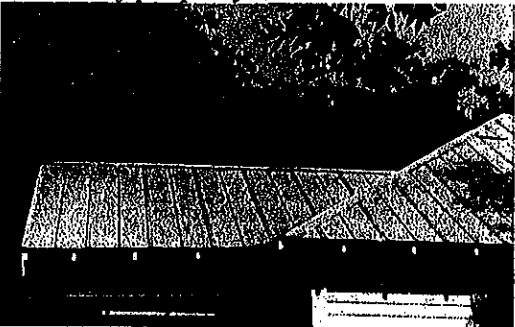
1. Retain and repair deteriorated entrance doors and screen doors. Ensure proper operation and install secure hardware. Repair damaged transoms and sidelights and replace any broken glass. Expose boarded up transoms when possible.
2. If the door is badly damaged or missing, replace with a salvaged door from a house of the same period or a new door of the same design. If a screen door is missing or too badly damaged to repair, replace with a new wood screen door of appropriate dimensions.
3. If repair or replacement with a door of the same kind is cost prohibitive, replace with a new wood door of a compatible design. If installation of a matching wooden screen door is cost prohibitive or if the screen door is to be replaced with a combination storm/screen, install a factory painted aluminum door.



*This house is covered in pressed metal "fish-scale" shingles.*



*Standing seam metal roofs are common to the neighborhood and last for decades if properly maintained.*



*"V-crimp" metal roofing is an affordable alternative to composition shingle or a new standing seam roof.*

## Historic Roofs and Roof Details

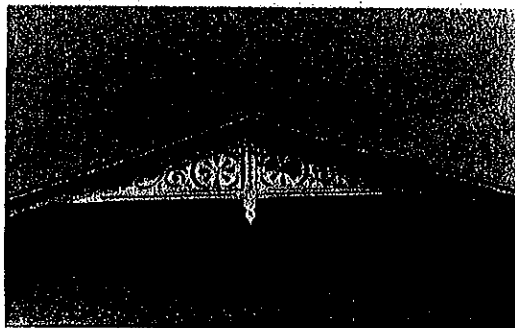
The Lavaca neighborhood is dominated by standing seam metal roofs with a few pressed metal shingles, a few wood shingles and of course composition shingle roofs. The standing seam metal roof adds a very distinctive vertical line to the roof of the house. Metal roofs are usually painted with a lead based paint and should be repainted to encapsulate the toxic lead paint. The condition of the paint and the future regulations regarding lead paint and its removal will be discussed at a later date as regulations are finalized.

Standing seam metal was often an early replacement for wood shingles and was installed directly over the wood shingle. If the metal roofing were to be removed and replaced with an alternative material it must be noted that a solid wood deck should be installed prior to new shingles. The composition shingle is currently the most common replacement material but another replacement option is "V-crimp" metal which is more similar to the appearance of standing seam metal. Multiple chimneys and dormers are also prominent features which add character and date the house. Dormers and vents are often neglected and dormer windows broken, allowing birds to nest in attics and rain to enter. Dormers, chimneys and vents should be retained, repaired and new flashing installed if necessary.

Pressed metal shingles give a unique dimension to the roof of a structure and if maintained, have a life of 60 or more years. New metal shingles are still available in the same profile as historic shingles if replacements are needed. Another alternative is to salvage metal shingles and reinstall them on the primary facades, and use an alternative material, "V-crimp," on less visible roof surfaces.

## Options

1. Retain and repair original roofing material and features such as dormers, vents and chimneys.
2. If all or portions of the roofing material are beyond repair, replace only the severely damaged material with material to match the original in composition, dimension and profile.



*This scroll cut bargeboard decorates the gable end of this roof.*



*The deteriorated wood in the soffit should be replaced and the horizontal brackets reinstalled. Retain and repair the dentils and other detailing.*



*Boxed eaves, or overhang, are a typical detail in the neighborhood.*

3. If repair or replacement of a metal roof with an exact match is cost prohibitive, consider replacing the deteriorated material with an alternative replacement such as "V-Crimp" metal roofing or composition shingle.

## Roof Edges and Gable Ends

Roof edges and front facing gable ends are normally an area for decorative features on the houses of Lavaca. Gable ends frequently have shingled wall surfaces with decorative vents or windows and decorative barge boards. Frequently the triangle of a gable end is completed by a small portion of roofing which should be treated as roofing. Boxed eaves are sometimes accentuated with dentils and brackets or consoles. These features are important to the period of the houses whether Victorian, Classical or Craftsman. These details are also prone to damage and deterioration if a structure is not maintained.

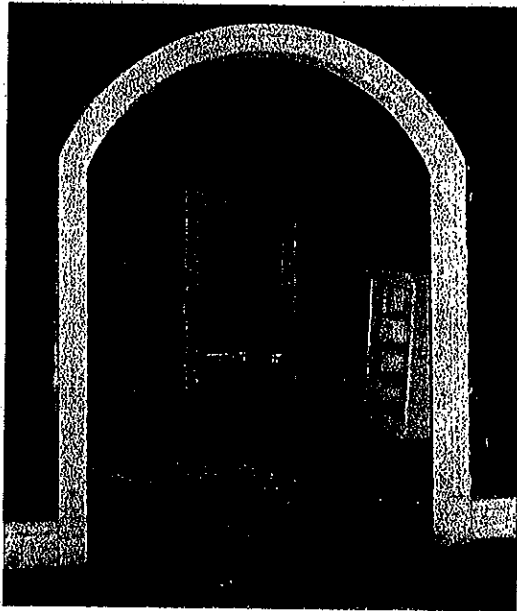
The majority of houses in Lavaca do not have gutters and downspouts, but if installed, they must be anchored securely, painted to match the house and maintained.

## Options

1. Retain original details and repair to original condition. Use epoxy repair as an alternative to replacing wooden elements if possible. Prime and repaint metal roofing in that area.
2. If all or portions of the original details are missing or are beyond repair, remove deteriorated elements and replace to match original in dimension and profile.
3. If repair or replacement is cost prohibitive, consider replacing the original using an alternative material which retains the overall character of the details. If the details are completely missing from the structure, consider replacing the detail using an alternative material and a sympathetic design.

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# **Interior Rehabilitation**



*Wood floors, deep base moldings and arched openings are some of the interior features that should be retained during the rehabilitation of a house. The interior walls of this house have solid wood sheathing.*

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## Interior Features of Significance

Architectural reviews for Housing and Community Development Office Loans will exclude interior spaces except for entrance hallways and stairwells. With the exception of these spaces. Voluntary compliance is encouraged.

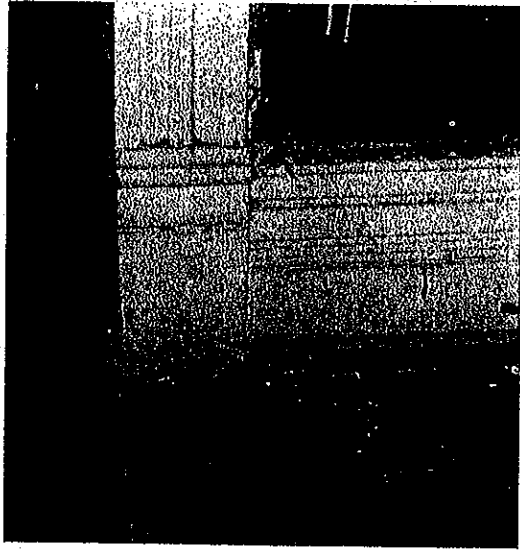
The houses of Lavaca, as in most other historic neighborhoods, have significant interior detailing which contributes to the character and identity of the house. The details found in most houses include wood floors, baseboards and trim. Some houses have significant features such as staircases, fireplaces, built-in cabinetry, beamed ceilings, interior transoms, fretwork, etc. Frequently, historic houses are remodeled on the interior to create additional closets, bathrooms and modern kitchens. These renovation changes should ideally maintain the overall floor plan and any historic features of the house.

The portions of the house which are most important to retain are the spaces seen by visitors such as entry halls, living and dining rooms and stairways. If these spaces have already been unsympathetically altered, consider returning them to their original character and configuration. More flexibility can be applied to less public spaces such as kitchen, baths, upstairs and bedrooms.

Most of the houses of frame construction had interior walls of wood boards covered with cheesecloth and wallpaper. This makes access to install insulation, plumbing and electrical wiring easily accomplished by removing some of the boards to gain access to the wall cavity. A few frame houses were constructed with wood lath and plaster walls and ceilings and the load bearing stone walls are nearly always plastered, making the addition of electrical and mechanical systems difficult.

Mechanical, electrical and plumbing system upgrades are common in the rehabilitation of historic houses. It is, however, important to control the visual impact on significant interior features.

Exterior modifications which may have an adverse impact on the interior of a building includes the replacement of windows, which affect the interior sill and trim.



*Wood floors are one of the desired interior features of historic houses. The deep base moldings and trim along with the plinth blocks at the base of the door trim are a significant feature to retain and restore.*

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## Rehabilitation of Historic Floors

The wooden floors of the Lavaca Neighborhood houses are a warm and inviting feature. Although the floors are frequently given the term "hardwood," most are actually pine, often a long leaf pine, which is known for its strong, straight grain. One of the appeals of older housing is the existence of wood floors which, in this climate, are considered a cooler alternative to wall to wall carpet. Many of the floors have been covered with other materials such as carpet, vinyl, linoleum and tile which have, in some cases, protected the floors. Refinished wood floors are usually considered an asset to the property and should be retained especially in spaces seen by visitors. Floor boards which have been badly damaged can be removed and replaced with salvaged flooring or newly milled flooring which matches the original. Sanding and refinishing is appropriate for old wood floors but care should be taken in sanding.

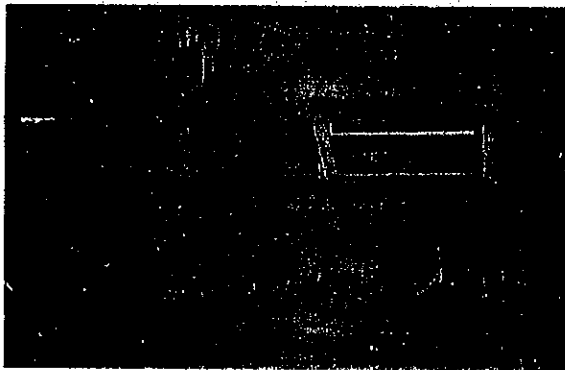
Alternative materials, such as sheet vinyl or tile, may be appropriate in some rooms from a maintenance standpoint and can be installed over a new subfloor which allows for possible wood floor refinishing at a later date. Use a minimal amount of adhesives or fasteners if installing new flooring over good wood floors.

Wood flooring in the houses of Lavaca was sometimes painted in the service areas such as the kitchen and porch. This condition requires special attention during the refinishing process if the paint is lead-based.

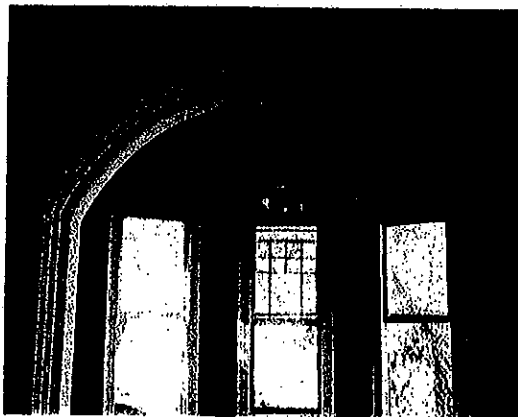
## Options for Wood Floors

1. Retain, repair and refinish existing wood floors, including thresholds and shoe molding. Apply a protective varnish or polyurethane finish.
2. If all or portions of the flooring are too badly damaged to retain, remove deteriorated portions and replace with newly milled tongue and groove flooring or salvaged wood with the same proportion, similar grain and color. Refinish the floor to blend old and new material. Mill new thresholds and shoe mold as necessary to match original.
3. If repair and refinishing are cost prohibitive, consider the installation of alternative materials over existing wood floors or install an alternative material over a new subfloor. These materials may include sheet vinyl, tile, or carpet.





*Solid wood interior siding was installed over studs. When opened, this cavity can easily house wiring and insulation. Gypsum wallboard can be installed over these boards.*



*Solid wood walls and ceilings were originally covered with cheesecloth and wallpaper.*

## Rehabilitation of Interior Walls and Ceilings

Walls and ceilings play an important role in the visual appearance of the interior of a house. The type of construction found in Lavaca provides three different kinds of wall finish. The limestone and caliche block houses have plaster directly applied to the inside surface of the stone. Frame construction sometimes utilized the traditional wood lath and plaster finishing system, but more frequently, a solid wood ship lap was installed over the studs, and cheesecloth and wallpaper were applied over the wood.

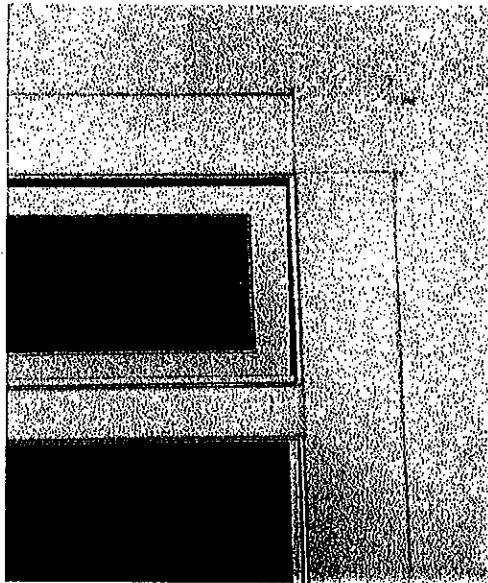
The rehabilitation of plaster on stone can only be achieved by removing any unsound plaster and installing new, compatible plaster on the stone.

If plaster on wood lath exists and is not beyond repair, it is recommended that the plaster be repaired and floated and finished to match the adjacent finish. However, if the plaster is badly deteriorated, remove the damaged plaster and lath and install new metal lath and plaster over the studs and joists OR consider installing gypsum wall board over the studs. Both of these replacements open the wall cavity for installation of new wiring and insulation. If wallboard is installed, two layers may be required to bring the surface plane out to its original location.

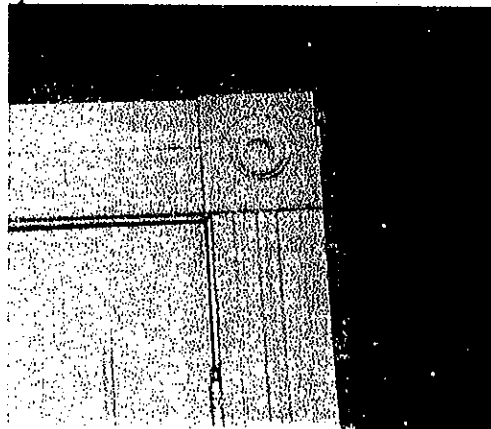
While the wallpaper and cheesecloth system is still reproducible, it may be more desirable to have a smooth painted surface for the wall finish. Gypsum wall board may be installed directly over the shiplap but attention should be paid to the profile and depth of the trim. Normally, the installation of 1/4" wallboard does not drastically reduce the depth of the trim and provides an acceptable alternative application.

## Options for Interior Walls and Ceilings

1. Retain and repair original wall and ceiling material. Match original finish.
2. If portions of the original walls and ceilings are too badly damaged to retain, remove deteriorated portions and replace with new material of the same composition. Finish to match the original finish.
3. If Option #2 is cost prohibitive, consider replacing severely damaged wall surfaces with gypsum wallboard. Install flush with original wall plane.



*Interior transoms and corner blocks add to the character of the interior spaces.*



*This "bulls eye" corner block and carved wood trim should be retained and repaired.*

## Rehabilitation of Interior Millwork

Most historic houses have distinctive interior trims and moldings and Lavaca is no exception. Most houses have multiple piece baseboards, door and window casings with corner blocks, plinth blocks and multiple panel doors. A few of the houses have detailing such as wood paneling and beaded board wainscot, beamed ceilings, crown moldings and fretwork. These details add to the character of houses of Lavaca. While much of the trim remains with its original varnish, many houses have had these trims painted, often with lead-based paint. The presence of lead-based paint may require extra precautions during rehabilitation. Most of the details can be repaired if damaged and replaced with similar detail if missing or beyond repair. Many of these elements are still available from lumber yards.

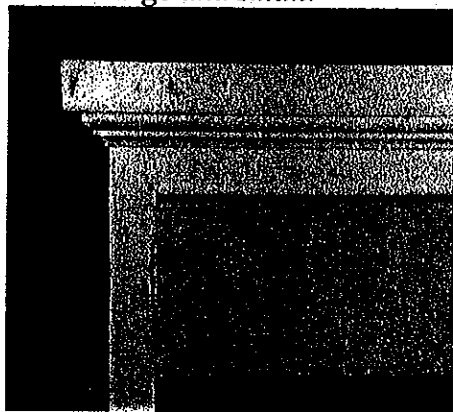
Doors, an important component of interior spaces, should be repaired if damaged or replaced if beyond repair or missing. Historic stile and rail doors have different panel configurations and may vary from those in entrance ways and living rooms to doors in bedrooms and baths. Doors can often be purchased from salvage companies or relocated from private spaces of the house to the more prominent public spaces. Flush panel or hollow core doors are not an acceptable option.

## Options for Interior Millwork

1. Retain and repair original millwork, including doors, trim and detailing.
2. If portions of the millwork are damaged beyond repair or are missing, replace those areas with new material to match the original in dimension and profile.
3. If replacement in kind is cost prohibitive, or if the original detail no longer exists in the house, consider a simplified design which is reminiscent of the original design. Some details can be sympathetically replaced by using a composition of simple stock items.



*This staircase has turned wood spindles which are common details in houses large and small.*



*This modest built-in cabinetry is useful and appealing. The doors are missing but were probably wood frame with glass panels.*

## Rehabilitation of Unique Interior Details

While the majority of houses in Lavaca are modest in construction, a few of the houses have unique interior features such as fireplaces, built-in cabinetry, staircases and spindle work. This detailing helps define the overall character of the house and quality of the interior spaces should be retained and repaired. Interior cabinetry provides visual appeal as well as functional storage space. This cabinetry was frequently constructed with glass panel doors which can be easily repaired. Often covered with multiple coats of paint, the removal of this paint may require additional precautions with regard to the existence of lead-based paint. Use caution when removing paint from these features to avoid damaging the detail.

While fireplaces add physical warmth to a space, they also add visual warmth and should be retained. There are two types of fireplaces in Lavaca. Traditional fireplaces feature tile faces and hearths with decorative wood mantels and surrounds. The fireplaces in the older limestone cottages are more modest in detail, frequently plastered to match the walls with some featuring modest tile detailing. If the fireplaces are no longer functional, they should still be retained, especially in the primary rooms of the house.

A few of the houses are two-story and the staircases and railings are an important part of the design. If a few pieces of the railing are missing it is worth having them milled to match. If "one of a kind" pieces such as newel posts are missing, consider constructing a new post in a simpler design that is compatible with the original.

## Options for Interior Features

1. Retain and repair original features including their material and detail.
2. If portions of these features are missing or too deteriorated to repair, replace those areas with new material which matches the original in dimension, detail and profile.
3. If replacement in kind is cost prohibitive or if the elements are completely missing, consider replacing the feature or portions of the feature with a new compatible design which emulates the original in dimension and profile. New tile

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may be installed around fireplaces and hearths which is of similar proportion to the original. Surrounds and mantles of a simpler design may be installed. Important detailing may be relocated from less prominent to more prominent locations in the house.

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## Appendix

*In the United States today, the most common environmental health hazard for young children is lead poisoning from lead-based paint and the contaminating dust it produces.*



*While additional safety precautions are necessary during rehabilitation, historic properties can be made lead-safe without destroying their character.*

## Lead Paint Abatement

The Environmental Protection Agency estimates that three-quarters of the country's housing stock built prior to 1978 contains lead-based paint. The quantities range from 90 percent of housing units built before 1940 to 62 percent of units built between 1960 and 1978. While it is no longer used in paint, having been banned in 1978, lead is a toxic substance. It poisons the human body, attacking both the organs and every system. Lead poisoning is especially damaging to the early development of the brain and nervous system which places young children under the age of six and unborn children at the highest risk.

Lead dust, the primary source of all lead poisoning is either inhaled or ingested. Young children are most likely to contract lead poisoning from ingesting the lead contaminated surface dust that is generated from the deterioration of lead based paint. Lead is released due to moisture damage, friction and impact on impact surfaces, and of course disturbance during the course of residential renovation and repair work. It may also be carried into the home from contaminated exterior dust and soil. Children who inhale or ingest this dust run the risk of developing high blood lead levels which may cause brain and nervous systems damage, lower IQ scores, slower development and shorter attention spans. Ironically, the vast majority of childhood lead poisoning cases go undetected and untreated since there are no obvious symptoms of high lead levels in the blood.

Adults may also suffer harm due to inhalation of lead dust. Difficulties during pregnancy, reproductive problems in both men and women, high blood pressure, digestive problems, memory and concentration problems and muscle and joint pain are all physical ailments that may be attributed to high levels of lead in the blood.

However, there are many practical and immediate safeguards in protecting one's home, family and health against the presence and potential physical damage of lead-based paint that exists in older homes. Weekly cleaning of floors, window frames, window sills and other surfaces; frequent washing of children's hands, especially before they eat or sleep; preventing children from chewing window sills or other

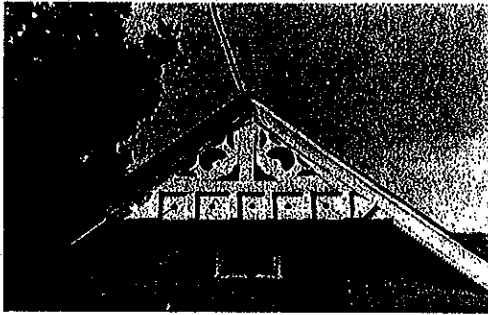
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painted surfaces; and serving nutritious, low fat foods high in iron and calcium (children with good diets absorb less lead) are all relatively routine and easy methods of reducing the risk of lead hazards in the home.

There are basically two thoughts on mitigation of lead paint hazards in older houses. The first is to control the danger and the second is to completely eliminate the source. The lead paint hazard can be controlled by removing deteriorated lead-based paint, encapsulating or covering it, eliminating the friction and impact surfaces producing lead dust, planting over contaminated soil, etc. Complete abatement requires the total removal of the lead-paint on all interior and exterior surfaces

Abatement usually occurs during the rehabilitation of a house. Rehabilitation is also the time when walls and surfaces are most likely to release lead dust into the air. The owner should inform workers that the potential lead hazard exists. The contractor should use appropriate precautions and comply with applicable laws when removing and disposing of lead contaminated material.

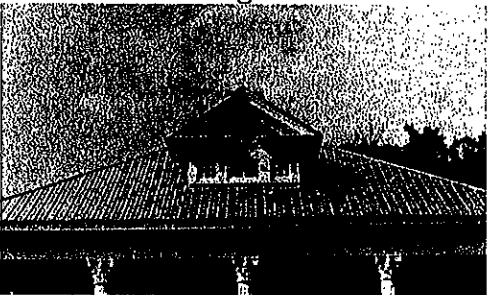
The goal of lead paint mitigation is to have a renovated, lead-safe house which contributes to the Lavaca Neighborhood.



*A decorative bargeboard appears on a gable end.*



*This roof form has a combination of hip, gable and dormer which is common to the neighborhood.*



*Capitals sit on top of columns and support the roof. The dormer projects above the roof the metal roof.*

## GLOSSARY OF TERMS

**Bargeboard** - sloped boards at the edge of a projecting overhang at the gable end; often decoratively carved or scrolled

**Base** - lower part of a column or pier, wider than the shaft, and resting on a plinth, pedestal or podium

**Board and Batten Siding** - a siding consisting of long vertical boards and thin strips, or battens; the battens are used to conceal the gaps between the siding boards

**Brackets** - projecting support members found under eaves or other overhangs; may be plain or decorated

**Built-in** - cabinetry or furniture that is built as an integral part of the larger construction

**Capital** - the topmost member of a column (see photo - this page)

**Combination Hip Roof** - a composition of more than one hipped element at the roof or a combination of hipped and gable roof forms

**Composition Shingles** - shingles made from a mixture of binder materials with fibers, also called asphalt shingles

**Console** - a decorative bracket in the form of a vertical scroll, projecting from a wall to support a cornice, a door or window head etc.

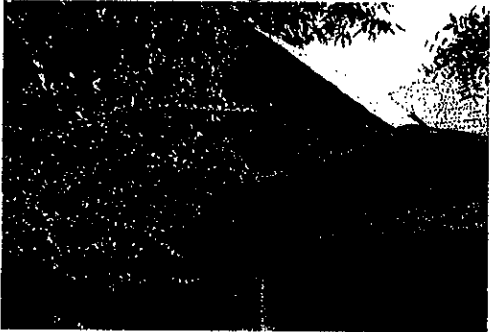
**Corbelled Chimney Cap** - a brick or stone capping at the top of a chimney that has a series of projections, each stepping out further than the one below it.

**Corner Block** - a square block used to trim casing at the upper corners of door or window surrounds; typically decorated with a milled bull's eye, known as rosettes

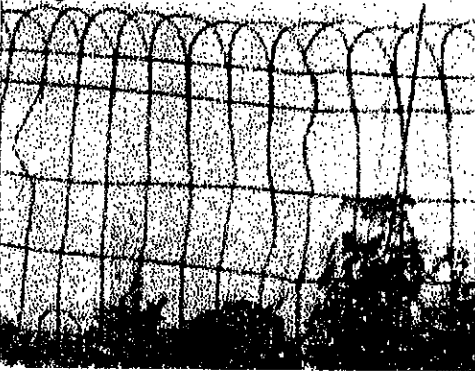




*This house has fabricated metal porch columns and railings.*



*Gable ends often have decorative shingles, windows or vents.*



*Garden loop wire fence is an appropriate alternative to non-historic chain link fencing.*

**Dentils** - one of a band of small, square, tooth like blocks found in a series on cornices, molding etc.

**Dormer** - a vertical window which projects from a sloping roof

**Divided Light Sash** - a window with glass divided into small panes

**Drop Siding** - a type of wood cladding characterized by overlapping boards with either tongued and grooved or rabbetted top and bottom edges

**Fabricated Metal** - any kind of building component manufactured of metal, often decorative in nature and frequently used as columns and railings

**Fretwork** - ornamental wood which is usually carved or turned and installed over doorways and openings

**Front Facing Gable** - the end wall of a building with a gable roof that faces the street

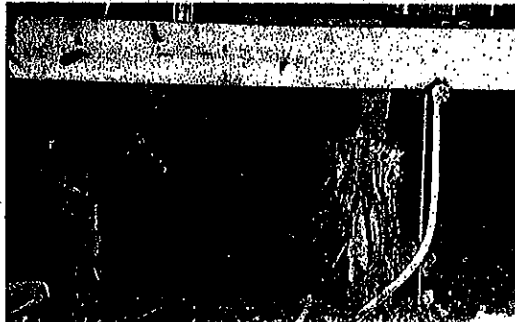
**Gable end** - an end wall having a gable (vertical triangular portion of the end of a building having a double sloping roof) from the level of the cornice or eaves to the ridge of the roof

**Garden Loop Fence** - a woven wire fencing which is distinguished by the loop at the top and mid height

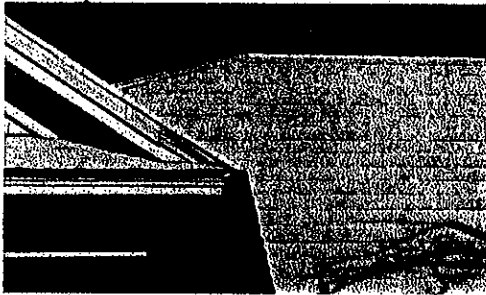
**Lath and Plaster** - a metal mesh or wood strips with plaster, a paste-like material, applied to surfaces such as walls or ceilings

**Load Bearing Wall** - a wall capable of supporting an imposed load in addition to its own weight. These walls frequently run the full height of a building from foundation to roof

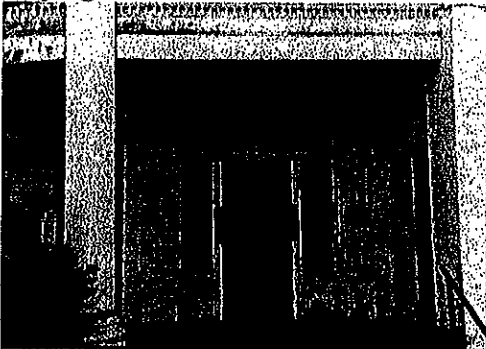
**Mortar** - a paste-like mixture installed between masonry units, such as brick or stone. It is usually made of cement, lime, water and sand



*Pier and beam foundations are typical in Lavaca and are constructed with cedar posts and wood beams.*



*Pressed metal shingles are a common roofing material.*



*Transom and side lights are common at entry doors.*

**Out Building** - a building detached from the main house or structure but all located on a single lot

**Pier and Beam** - a foundation system consisting of rows of posts spaced at appropriate intervals and supporting beams which form a base for the house built on it

**Plinth Block** - a small, slightly projecting block at the bottom of the door trim, extending to the finished floor

**Pressed Metal Shingle Roofing** - a roofing unit or shingle which is pressed from sheet metal and frequently has a decorative pattern

**Repoint** - the removal of mortar from between the joints of masonry units and the replacing of it with new mortar. Mortar should match the original in composition

**Shiplap** - horizontal wood sheathing which butts together. When used on the interior walls it was frequently covered with cheesecloth and wallpaper

**Side Light** - a narrow window adjacent to a door or wider window, and the height as the door or window, most often one of a pair flanking an entrance door

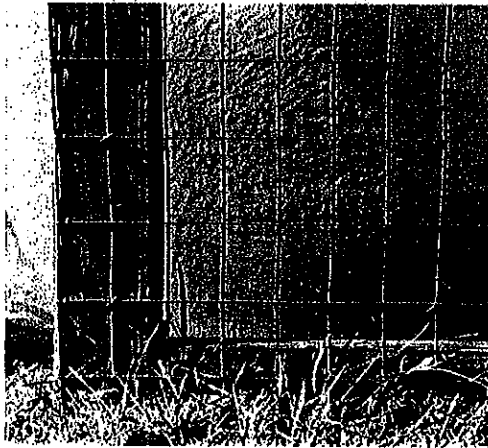
**Soap** - a replacement stone face about 2 inches in thickness

**Soffit** - the exposed, often flat, underside of a roof overhang

**Standing Seam Metal Roofing** - a sheet metal roofing with vertical folded seams running parallel along the slope

**Stile and Rail Door** - components of a door; the stiles are the upright structural members and the rails are the horizontal framing members at top, middle and bottom of the door

**Tongue and Groove** - a joint composed of a rib (tongue) received by a groove, frequently seen in wood flooring and paneling



*Welded wire fence called "hog wire" is an appropriate alternative to chain link.*

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**Transom** - a small window or series of panes above a door or window, frequently used with side lights at an entry door

**Turned Wood Railing** - a railing whose architectural components are turned on a lathe to create a spindle

**V-Crimp Roofing** - sheet metal roofing which is folded to create a "v" in profile and laps at a "V" joint

**Welded Wire Fencing** - a welded wire fencing comprised of square or rectangular openings also known locally as "hog wire"

*In order to encourage investment in historic buildings and the revitalization of historic districts, the Tax Reform Act of 1986 established a 20% and 10% federal tax credit for the rehabilitation of historic buildings.*

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## FEDERAL TAX INCENTIVE FOR REHABILITATION

Tax credits are available for income producing properties such as offices, for commercial enterprises or for rental housing. The Federal historic preservation tax incentives program is jointly administered by the Internal Revenue Service and the National Park Service through the State Historic Preservation Office which, in Texas, is the Texas Historical Commission.

To be eligible for a tax credit, a project must meet certain requirements of the Internal Revenue Code. The rehabilitation costs must exceed either \$5,000 or the value of property, minus the land, whichever is greater. The project cost must be incurred within 24 months of 60 months if the project is phased and plans are completed before the first rehabilitation begins. The owner must hold the building for five years after rehabilitation.

The tax credit lowers the amount of income subject to taxation. The 20% tax credit rehabilitation investment tax credit equals 20% of the amount spent in a certified rehabilitation of a certified historic structure. The 10% rehabilitation investment tax credit equals 10% of the amount spent to rehabilitate a non-historic building built before 1936.

The 20% tax credit is available for rehabilitation work on the affected portion of a building listed in the National Register of Historic Places (NR) or located in a NR District and considered to be "contributing" to the district. Owners seeking to have a project certified must complete Parts 1, 2, and 3 of the Historic Preservation Application and submit it to the Texas Historical Commission. The proposed work must meet the Secretary of the Interior's Standards for Rehabilitation. Please note that conformance with the Lavaca Design Guidelines does not necessarily constitute acceptable work for a certified rehabilitation project.

The 10% tax credit does not apply to rental housing units or properties of historic significance. Owners of properties in National Register districts may claim the 10% credit if they file a Part 1 with the Park Service and receive a determination that the building does not contribute to the district.

*Section 106 of the National Historic Preservation Act requires Federal agencies, such as the U.S. Department of Housing and Urban Development (HUD) to “take into account” the effect of their undertakings on historic properties and afford the Advisory Council on Historic Preservation the opportunity to comment on such undertakings.*

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## THE NATIONAL HISTORIC PRESERVATION ACT: “SECTION 106” REVIEW

### Background

During the 1950s and 1960s Federal projects – such as highways, dams, and urban renewal – were completed with little regard to toward historic resources and, as a result, Federal projects destroyed or damaged thousands of historic properties, to the dismay of local citizens and policy makers. Congress recognized that new legislation was needed to ensure that Federal agencies considered historic properties in their planning.

### National Historic Preservation Act

The National Historic Preservation Act of 1966 (NHPA) was passed to address this need. It is the cornerstone of our country’s historic preservation policy. Section 106 refers to the federal review process designed to ensure that historic properties are considered during project planning and execution.

### Basic Section 106 Steps

Generally, Section 106 review occurs on a project by project basis and will involve the Federal agency and the State Historic Preservation Office (SHPO), which in Texas is the Texas Historical Commission (THC). The process consists of several basic steps.

The first step is to identify historic properties and evaluate their historic significance. Any property listed in or eligible for the National Register of Historic Places is considered historic.

If a historic property will be effected by the proposed undertaking, the agency consults with the SHPO to determine the effect of that undertaking. The undertaking will have **no adverse effect** if the work conforms to the Standards and Guidelines to Rehabilitating Historic Buildings developed by the Secretary of the Interior.

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If the agency or the SHPO finds that the effect of the undertaking will be **adverse**, the agency consults with the SHPO and interested parties, to seek agreement on ways to reduce or avoid the effects. Local governments, affected properties and others concerned should be involved in the consultation and be given the opportunity to express their views.

Section 106 Compliance for the Lavaca Neighborhood

HUD has delegated its responsibility for Section 106 compliance to the City of San Antonio Community Development Department. They are responsible for ensuring that federal undertakings, such as housing rehabilitation, will have no adverse effect on historic properties. Through a Memorandum of Agreement, HUD, the Texas Historical Commission, the City's Community Development Department and Historic Preservation Office have agreed that federally funded projects executed in accordance with the Lavaca Neighborhood Design Guidelines will have no adverse effect and will not require further consultation. Projects not conforming to the Guidelines will be reviewed by the CoSA Historic Preservation Office and may be appealed to the State Historic Preservation Office.

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## **CITY ENFORCEMENT AND JURISDICTION**

**This section is incomplete as of this printing.**

*The following agencies and associations are helpful resources for technical assistance and guidance in the rehabilitation of old houses. The Texas Historical Commission and the San Antonio Conservation Society also have grant and loan programs in place for limited financial assistance.*

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## RESOURCES

Historic Preservation Office  
City of San Antonio  
Planning Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966  
210-207-7900

Department of Housing and Community Development  
City of San Antonio  
419 South Main, Suite 200  
San Antonio, Texas 78204  
210-202-3650

Texas Historical Commission  
Division of Architecture  
P.O. Box 12276  
Austin, Texas 78711-2276  
512-463-6268

San Antonio Conservation Society  
107 King William  
San Antonio, Texas 78204  
210-224-6163

National Trust for Historic Preservation  
Community Partners Program  
1785 Massachusetts Avenue, N.W.  
Washington, D.C. 20036  
202-588-6054



*Helpful Preservation  
Publications are available  
through the U.S. Department  
of Interior, National Parks  
Service Preservation  
Assistance Division*

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## **PRESERVATION BRIEFS**

- Brief No.1 The Cleaning and Waterproofing of Masonry Buildings
- Brief No.2 Repointing Mortar Joints in Historic Brick Buildings
- Brief No.4 Roofing for Historic Buildings
- Brief No.6 Dangers of Abrasive Cleaning to Historic Buildings
- Brief No.8 Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- Brief No.9 The Repair of Historic Wooden Windows
- Brief No.10 Exterior Paint Problems on Historic Woodwork
- Brief No.14 New Exterior Additions to Historic Buildings: Preservation Concerns
- Brief No.17 Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
- Brief No.18 Rehabilitating Interiors in Historic Buildings - Identifying Characteristic Defining Elements
- Brief No.21 Repairing Historic Flat Plaster - Walls and Ceilings
- Brief No.22 The Preservation and Repair of Historic Stucco
- Brief No.24 Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- Brief No.33 The Preservation and Repair of Stained and Leaded Glass
- Brief No.37 Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing

### *Additional Publications*

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

These documents are available through the Texas Historical Commission or the U.S. Department of the Interior, National Parks Service  
Preservation Assistance Division, Technical Preservation Services  
P.O. Box 37127, Washington, D. C. 20013-7127  
202-343-9578

1. The first part of the document is a list of names and their corresponding addresses. The names are listed in a column on the left, and the addresses are listed in a column on the right. The names are: John Doe, Jane Smith, Robert Brown, Mary White, and David Green. The addresses are: 123 Main St, New York, NY 10001; 456 Elm St, New York, NY 10002; 789 Oak St, New York, NY 10003; 101 Pine St, New York, NY 10004; and 202 Cedar St, New York, NY 10005.

2. The second part of the document is a list of names and their corresponding addresses. The names are listed in a column on the left, and the addresses are listed in a column on the right. The names are: John Doe, Jane Smith, Robert Brown, Mary White, and David Green. The addresses are: 123 Main St, New York, NY 10001; 456 Elm St, New York, NY 10002; 789 Oak St, New York, NY 10003; 101 Pine St, New York, NY 10004; and 202 Cedar St, New York, NY 10005.

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